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## 28 Four Acre

Llantwit Major, Llantwit Major

NO FORWARD CHAIN. SOUTHERLY REAR GARDEN with this extended semi detached family home which has been renovated throughout by the current owners, located on a popular mature road of Llantwit Major in the Vale of Glamorgan. Briefly the property comprises entrance porch, entrance hallway, sitting room, kitchen/diner with French doors to the rear, utility room and cloakroom/WC to the ground floor. To the first floor are four bedrooms and family bathroom with separate shower. Outside to the front is a driveway for two cars and garage/store, and to the rear there is an impressive southerly low maintenance garden with cabin. The property enjoys gas central heating with a COMBIATION BOILER and UPVC WINDOWS AND DOORS. 28 Four Acre lies on a quiet NO THROUGH ROAD and is walking distance from local shops, schools, amenities and train station, and within easy reach of the Heritage Coastline and beach. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- EXTENDED SEMI DETACHED HOME.
- 4 BEDROOMS. CABIN.
- NO FORWARD CHAIN.
- EPC C71. CLOAKROOM/WC.
- UTILITY. KITCHEN/DINER.
- PORCH. GARAGE STORE. DRIVEWAY.
- UPVC. GCH COMBI.
- IMPRESSIVE SOUTHERLY GARDEN.
- VIEWINGS RECOMMENDED.





## GROUND FLOOR

### Entrance Porch

UPVC window to side. Opaque glazed front entrance door. Opaque glazed UPVC door to entrance hallway. Built in storage.

### Entrance Hallway

Radiator. Stairs to first floor. Door to sitting room.

### Sitting Room

Dimensions: 18' 7" x 14' 8" (5.66m x 4.47m). UPVC bay window to front. Solid wood flooring. Space for electric fire. Opening to kitchen/diner.

### Kitchen/Diner

Dimensions: 18' 1" x 10' 0" (5.51m x 3.05m). UPVC window to rear. UPVC French doors to rear. Solid wood flooring. Fully fitted kitchen comprising eye level units, base units with drawers and work surfaces over. Space for dining room table and chairs. Inset 5 burner gas hob with hood. Wall mounted combination boiler providing the central heating and hot water. Built in fridge and dishwasher. Two eye level ovens. Inset one and a half bowl sink with mixer tap. Under stairs cupboard. Down lighting. Opening to utility room.

### Utility Room

Dimensions: 6' 6" x 14' 10" (1.98m x 4.52m). Door to cloakroom/WC. UPVC glazed door to rear. Radiator. Door to garage/store. Down lighting. Fitted base unit with work surfaces over. Eye level cupboard. Inset stainless steel sink with mixer tap.

### Cloakroom/WC

Dimensions: 3' 1" x 4' 9" (0.94m x 1.45m). UPVC opaque window to rear. Low level WC. Pedestal wash hand basin with mixer tap.







## FIRST FLOOR

### Landing

Doors to bedrooms and bathroom. Radiator. Wood effect flooring.

### Family Bathroom

Dimensions: 7' 6" x 5' 8" (2.28m x 1.73m). UPVC opaque window to rear. Low level WC. Panelled bath with mixer shower over. Ceramic floor tiles. Pedestal wash hand basin with mixer tap. Low level WC. Shower enclosure. Down lighting.

### Bedroom 1

Dimensions: 10' 3" x 13' 1" (3.12m x 3.98m). Wood effect flooring. UPVC window to front. Radiator.

### Bedroom 2

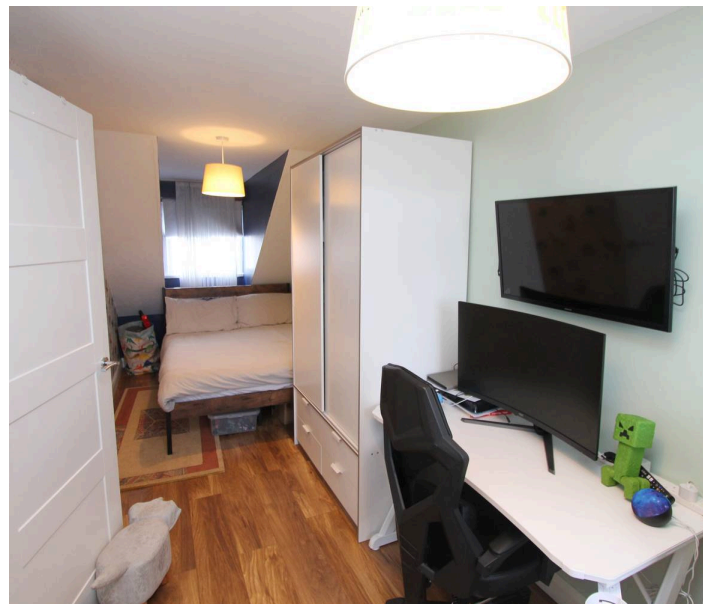
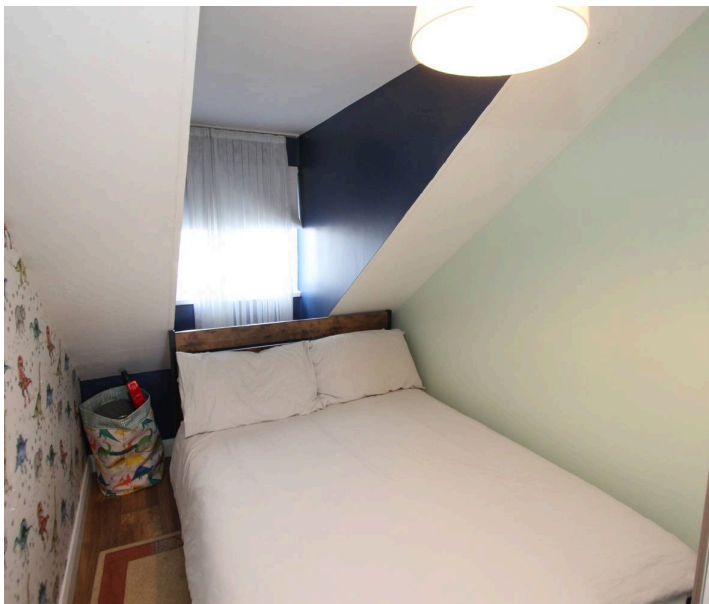
Dimensions: 10' 2" x 10' 3" (3.10m x 3.12m). UPVC window to rear. Radiator. Built in wardrobes. Wood effect flooring.

### Bedroom 3

Dimensions: 22' 8" x 6' 6" (6.90m x 1.98m). UPVC window to front and rear. Radiator. Wood effect flooring.

### Bedroom 4

Dimensions: 8' 4" x 5' 11" (2.54m x 1.80m). UPVC window to front. Radiator. Wood effect flooring. Loft access. Built in wardrobes.





## GARDEN

Rear Garden Dimensions: 58' 11" x 27' 0" (17.94m x 8.22m). An impressive enclosed southerly low maintenance garden with decking area. Water tap. Astro turf. Indian sandstone paving. Cabin.

## DRIVEWAY

2 Parking Spaces

Driveway for 2 cars. Garage/store with roller door. Dimensions: 7' 7" x 7' 0" (2.31m x 2.13m).



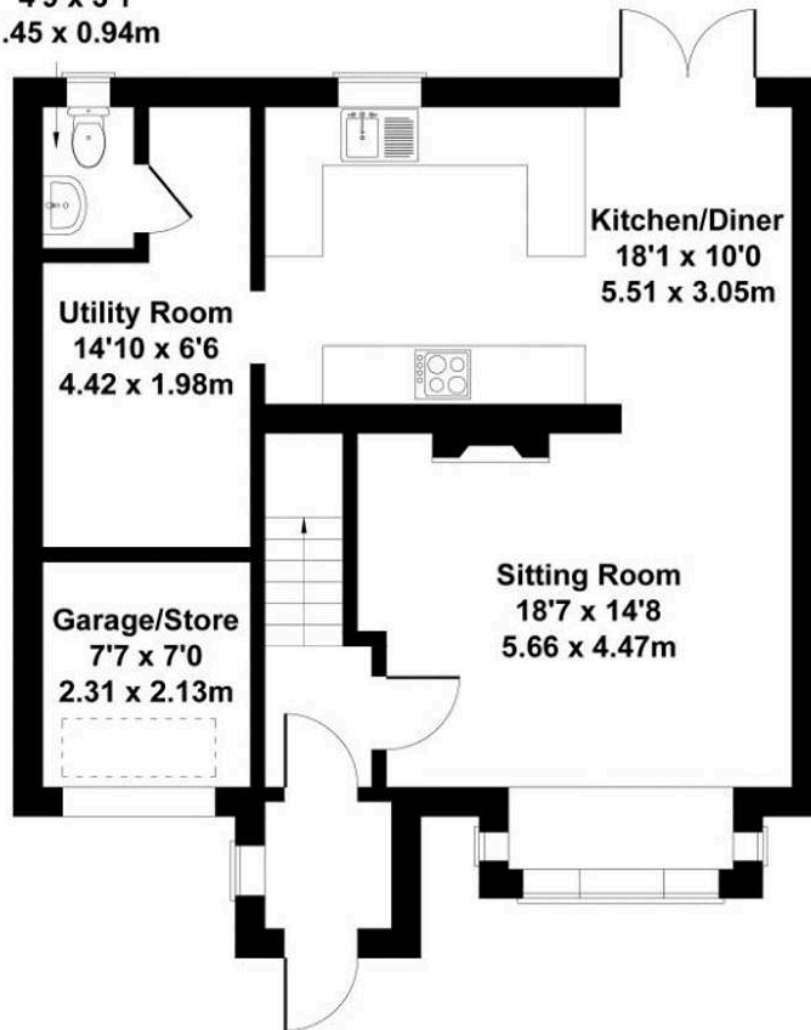




# 28 Four Acre

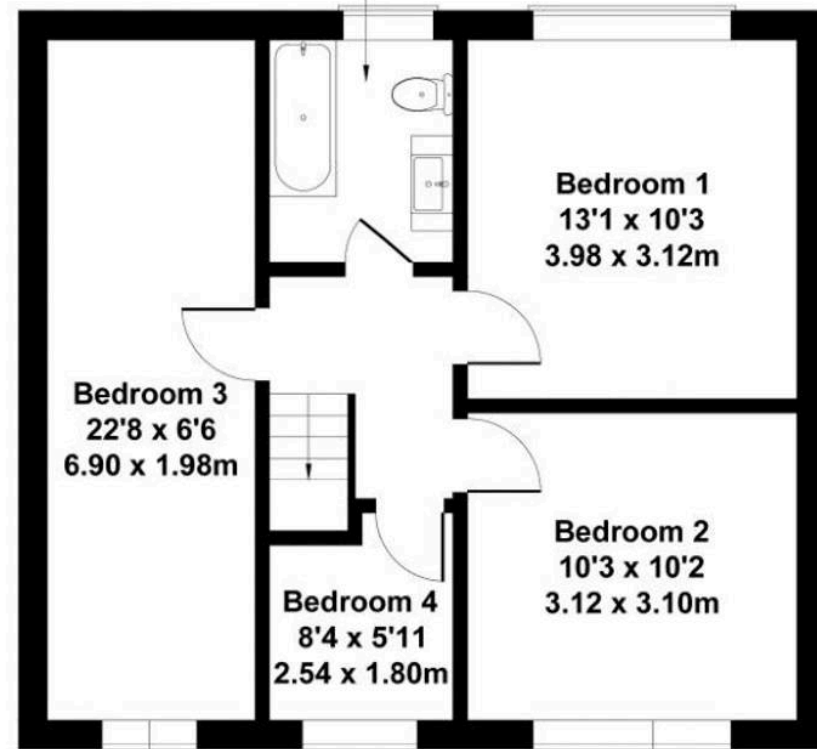
Approximate Gross Internal Area  
1195 sq ft - 111 sq m

Cloakroom/WC  
4'9 x 3'1  
1.45 x 0.94m



**GROUND FLOOR**

Family Bathroom  
7'6 x 5'8  
2.28 x 1.73m



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2021  
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